MAPLE AVE. DWELLINGS.

40 PER CENT OFF FOR QUICK SALES. NEW, MODERN, BEAUTIFUL. NOS. 5312 - 5429 - 5365. 12 Rooms. 11 \$7,500 \$9,000 \$12,500

5312-5365 BEAUTIFULLY DECORATED.

5365-lot 60-150; fine brick stable, carriage-house, 4 box-stalls, room for 4 vehicles.

FISHER & CO.

... ELECANT HOMES ...

Supplied with all conveniences and comforts. Central, desirable, choice and almost as good as new.

AT 50% OF FIRST COST.

THIS IS NO IDLE TALK. PLEASE INVESTIGATE. 8803 Washington Ave. 3817 Washington Ave. 3823 Washington Ave. 3220 Washington Ave.

3952 Delmar Ave. 4303 Delmar Ave. 3855 Deimar Ave. 4216 Page Ave. 3692 Finney Ave. 3710 Finney Ave.

ROOMS FOR RENT.

Three Lines for Five Cents. Each Additional Line Five Cents Extra.

PINE St., 1303-Nicely furnished second-story front and connecting rooms for housekeeping and

PINE St., 2202—Newly furnished second-story front and others, single or en suite; all conveni-ences; southern exposure; very cool rooms.

PINE St., 3311-Nice, cool room on second floor with bay window; also third-floor front; southern exposure; private family; bath and all conveni-

SIXTH St., \$17 N.—Cory house; just opened; everything new; rooms, 15c, 20c, 25c, 31 and up per week; conveniences, including free bath.

THIRTEENTH St., 1347 S.-Nicely furnished come; all conveniences; moderate prices.

TWELFTH St., 200 S.—Rooms, completely fur-nished for light housekeeping; southern exposure; every convenience.

TWELFTH St., 201 N.—Elegantly furnished tooms; cool and pleasant; southern exposure; transients accommodated; all conveniences; rates ensonable.

WASHINGTON Ave., 3117-Choice rooms, with r without board; reasonable for the summer,

WASHINGTON Ave., \$206-Newly furnished

WASHINGTON Ave., 1501-Large front room, furnished for light housekeeping; \$1.50 and \$2 per

WASHINGTON Ave. 1405-Nicely furnished parlor and back parlor, and large rooms for light housekeeping.

WASHINGTON Ave., 2640-Nicely furnished rooms; cool and comfortable; southern exposure; charges reasonable.

WASHINGTON Ave., 2021—Elegantly furnished cooms; routhern exposure; windows screened; ev-

WASHINGTON Ave., 2837 — Well-furnished rooms southern exposure; rooms; en suite; modern conveniences; men preferred.

WASHINGTON Ave., 1369-Nicely furnished large front room for four; \$1 each; other room for \$1 up; all conveniences; southern exposure.

WASHINGTON Ave., 2622-Newly furnished

clean rooms, new management; convenient to cars all directions; all conveniences to roomers moderate rates.

ROOMS WITH BOARD.

Three Lines for Five Cents.
Each Additional Line Five Cents Extra.

ARISTOCRATIC river bluffs, 'midst fruit and lowers; coolest place in city; front rooms; excelent board; \$7 to \$10 week; Broadway cars axes front orchard gates. 4708 S. Broadway.

CABANNE, 5149-Furnished room, with board, private family; suitable for two gentlemen.

COOK Ave., 2947—Very desirable second-story front room; southern exposure; first-class board; reasonable rates.

DELMAR Boulevard, 3855—Elegant room and board in small private family to gentlemen; ref-erences.

DELMAR Boulevard, 3957—Neatly furnished or unfurnished rooms; southern exposure; all con-venier ces; private family.

DELMAR Boulevard, 4269-Elegant suite or room and board; July 15; also cozy front room; vacant now; \$20; large yard.

DELMAR Boulevard, \$817—Large, furnished of unfurnished second-story front or suite; good board; also single room; \$25 a month.

DELMAR Boulevard, 3953 - Nicely furnished

DELMAR Boulevard, 4237—Second-story from room; southern exposure; private family; suit-able for two gentlemen or man and wife.

DICKSON St., 2905-Well furnished second-story front and connecting rooms, with board; latest conveniences; suitable for four, at \$15 per week.

story front and southern exposed rooms; nicely furnished; good board; bath, quiet neighborhood; private family.

FINNEY Ave., 3734-Nicely furnished second, story front room; all conveniences; private fam-ily; with or without board; reasonable.

GRAND Ave., 514 N .- "The Macpherson"; re-

fluced rates; elegantly furnished rooms; parlor emoker, telephone, marble baths; choice cuisine location unsurpassed; day board.

JEFFERSON Ave., 2510 S.-Fine, large rooms coud board: hot water: bath.

LACLEDE Ave. 2441—Second-story front and other rooms, nicely furnished; with or without board; bath; southern exposure.

LOCUST, St., 2206—Reasonable rates; all conveniences; visitors accommodated.

LOCUST, 2131, Family Hotel-Handsomely furnished rooms; all conveniences; first-class board

LOCUST St., 2142-44 - Handsomely furnished

LOCUST St., 2822-Beautifully furnished front parior and other nice rooms, with southern ex-posure; first-class table.

posure; first-class table.

LOCUST St., 2700—Nicely furnished, cool and alry rooms; large enough for four gentlemen; first-class board; gas, bath, etc.

LOCUST St., 250 - Second and third story rooms; bath, single and double; with board; very reasonable. Kinloch phone C 733.

LOCUST St., 2113—Large, airy connecting rooms southern exposure; all modern conveniences table board if desired; reasonable.

LOCUST St., 1811-Elegant front and tack rooms; also side rooms; nice cool place; lovely lawn; all conveniences; rates to suit.

LOCUST St., 1520-1602—Newly equipped and fin-ished houses; beautiful rooms; telephone and all modern conveniences. First-class board.

LOCUST St., 1515-Elegantly furnished rooms; beautiful place; cool and pleasant; electric fans; excellent table; all conveniences; reasonable.

LOCUST St., 2700-Nice, large, cool room and first-class board; all modern conveniences; would like to rent to music teacher; one who has plano,

LOCUST St. 1855-Elegant rooms; all newly decorated; southern exposure; excellent board if desired; lovely place, nice lawn; rates reasonable.

LOUISIANA, 1906, Compton Hill-Beautiful cool room; large and airy; cold bath; all moder improvements; with board.

LOCUST St., 3119-

ery convenience.

4004 Washington Ave.

ROOMS FOR RENT. Three Lines for Five Cents.

BELL Ave., 2024-Nicely furnished second-floor ront and adjoining room; also halfroom; all conveniences; private family; references. CASS Ave., 2523A-Nice, large room, furnished, with or without board; also hall room. CASS Ave., 3050-Two furnished rooms; all CROUTEAU Ave., 1012-Nicely furnished rooms for light housekeeping; newly papered and paint-at; \$1.50.

CHOUTEAU Ave., 1004—Finely furnished rooms for light housekeeping or gentlemen; \$1.50 up; two connecting rooms if desired.

CHOUTEAU Ave., 1221—Nicely furnished, second-story front and connecting rooms; gas; bath; all conveniences; rent reasonable; southern ex-

CHOUTEAU Ave., 9:5 Newly furnished rooms, dagle or en suite; with or without board; gen-lemen only; large grounds; light and airy; con-CLARK Ave., \$120-Large furnished room, first-boor front, with use of bath; \$3 per week. COMPTON Ave., 1115 N.—Nicely furnished front partor; board optional; also other rooms; mod-ern conveniences; terms reasonable. COMPTON Ave., 1021 N., Between Bell and Easton-Nicely furnished, large, airy front rooms, second floor; gentlemen or housekeeping; low price; private family.

DATTON St. 2711—Furnished rooms; southern appoure; for gentlemen; all conveniences; pri-vate family; reasonable. DATTON St., Fit-Large front room; suitable for two or four gentlemen; \$12 month; also other room; gentlemen or housekeeping.

DETAIAR Boulevard, 424 - Large second-story frost room; southern exposure; well furnished; til for one gentleman, private family; references. DECKBON St., 1816-Three connecting furnished rooms, for gustlemen or light housekeeping; gas and beth.

BASTON Ava. 4362-Nicely furnished rooms; PASTON Ave., 4510-Furnished front room with bath, 12 per week, and hall room, \$1.

BASTON Ave., 2017—Handsomely furnished rest parlor and connecting room; southern ex-course; every convenience; for two or four gen-lement; responsible. EIGHTEENTH St., 1114 N.-Nicely furnished room; gentlemen only.

BIGHTEENTH St., 715 N.-Nicely furnished EXCUTIVENTH St., 803 S.—Newly furnished tooms for light housekeeping; \$1.50 per week; ath and all conveniences. MIGHTH St. 8 N.-Nicely furnished front poms; southern exposure; \$1.50 and up.

EIGHTH St., 2091, N.—Elegant, newly fur pished rooms; hot water; free baths; from \$ week up; French restaurant in connection. ERICESON, 2008 Locust—Apartments for gentle-men; has library, gymnasium, bicycle stable, hot and cold baths and roof garden.

EWING Ave., \$15 N.—Nicely furnished, cool toom; \$7 per month; private family. EWING Ave., 113 S.—Nice, large, airy room in second floor; furnished or unfurnished; bath, convenient to cars; reasonable.

FINNEY Ava. 4047-Nicely furnished suit of come; southern exposure; gas and bath; for rooms; southern exposure; gas and bath; for couple.

FOURTEENTH St., 118 S.—Pleasant, well furnished rooms for light housekeeping, with water and conveniences; reasonable. FRANKLIN Ave., 2023-Furnished rooms for roomers or light housekeeping; \$1.25 to \$2.25 per week; respectable, nice, neat.

FRANKLIN Ave., 2011A-Nicely furnished sec-ond-floor front room; southern exposure; private family; bath; all conveniences; reasonable. FRANKLIN Ave., 3035-Newly furnished sec-nd-floor flat; two large rooms; bay window; outhern exposure; nice and cool; private family, GARRISON Ave., 1009 N.-Unfurnished front and back parlor; screen basement; kitchen; bath; pars; very reasonable.

GARRISON Ave., \$22 N.-Nicely furnished, large first and second floor front rooms; gas, bath, acreens; housekeeping if desired; Suburban and Easton ave. cars. LADY living on quiet side street would les elegantly furnished room to couple that would pay fair price; day or month. F 254, Republic. LAKE Ave., 921, East St. Louis-Three rooms,

LOCUST St., 2020-Neatly furnished, large al-LOCUST St., 1619-1612-Large und small cool LOCUST St., 2023-Nicely furnished rooms; suit-tole for light housekeeping; large yard; ex-client bath, etc.; reasonable.

LOCUST St., 2122_Beautifully furnished sec-story front; very large and cool; also other rooms; all conveniences; reasonable. LOCUST St., \$11 (Next to St. Nicholas Hotel)-Rooms for gentlemen; hot and cold filtered baths; sectric light; furnace heat; rent cheap.

MANCHESTER Ave., 2943—Fleasant, alry front room, second floor; southern exposure; niso other from for man and wife or gentlemen; bath; pri-vate family. MARYLAND Ave., 4534—Lovely second-story front and back rooms for two gentlemen, in strictly private family; references required; southern exposure.

MORGAN St., 2815—Two nice unfurnished par-rs; all conveniences; reasonable, MORGAN St., 3229-Newly furnished front Fooms, second and third floors; southern ex

MORGAN St., 2811—Two large connecting from rooms; northern, southern and eastern exposure; hot and cold percelain bath; complete for house-teeping. MOUND St., 1011—Nicely furnished, cool rooms for gentlemen and housekeeping; private family.

NINTH St. 16A S.—Nicely furnished front room and two nice clean, cool back rooms; rent very reasonable; convenient downtown. OLIVE St., 3016-Newly furnished second-stor; bont; large yard; all conveniences; cheap. OLIVE St., N. E. Cor. Spring Ave.-Second-cor front rooms; new furniture; rent cheap. OLIVE St., 2785-One newly papered and newly furnished hall from; southern exposure; \$5 per

OLIVE St., 1814—Nicely furnished front parlor; leo large room for housekeeping; cool and pleas-

OLIVE St., 234-Nicely furnished parior and scond-story front, with connecting rooms other single or en suite; 13 per week up. OLIVE St., 1513 Second-floor front, front and parlor, one back room; also room for house-septes; all conveniences; rates reisonable; OLIVE St., 2736-Elegantly furnished front and sack parter; second-floor rooms and hall room; sectors to city accommodated; all conveniences. OLIVE St. 202-Nicely furnished front and partor, single or en suite; with use of son, and other rooms; good barn; il per week OLIVE St., 1831-Nicely furnished suite of par-mi; second-story front; also other rooms; south-me exposure; cool and pleasant; bath and all

Beautiful Little Homes at Little More Than Half Cost!

7119 EMILY. Lot 75x175, covered with shade, flowers, cozy 6-room frame.......\$2.200 8728 EVANS AVE. 8907 EVANS AVE. Lot 25x105, 6 rooms, new plumbing, modern bath.....\$2,700 8010 LACLEDE AVE. 8 rooms, undergoing thorough repairs inside and out, modern bath and plumbing .. \$2.800 4146 FINNEY AVE. 8928 MORGAN ST. Lot 30x155, 6-room brick, central, convenient, desirable.....\$3.4 00 5289 RIDGE AVE., East of Union.

WASHINGTON BOULEVARD.

Lot 50x205.7, room brick, new furnace, shade, fruit, flowers\$3,850

Mirabile Dictu.

5112===5116@M

FISHER & CO.

Nearing completion; call and examine; nothing superior; ready for occupancy in 80 days. Also 5266, just east of Union; built two years; where is a better location?

FISHER & CO.

A CLANCE AT DOWN TOWN

WHERE find a better investment than 2203, 2205 and 2207 MARKET ST? Lot 60x73, worth...... 9,000.00 Improvements, six years old, cost...... 8,000.00

Price.....\$11,000.00 WHERE is there a corner cheaper than Thirteenth and Pine (N. E.)? Lot 42.6x 109, three-story building, at \$37,500.

CAN the market furnish another? 1813 to 1815 A MARKET ST., facing Union Station; lot 50x73; rent \$305 a month; taxes \$380—netting 7½ per cent on \$40,000; \$800 front foot.

ROOMMATES WANTED.

COUNTRY BOARD.

WANTED-Summer boarders; man and wife, or two ladies Lebanon, Ill. Beautiful grounds; home comforts. P 252, Republic.

ROOMS AND BOARD WANTED.

A LADY expecting to remain in the city for some time, and wishing to escape the heated "downtown," would like to live with strictly private family in pleasant West End location; references given. A 259, Republic.

FRONT room and board for man and wife; will pay \$35 per month. P 264, Republic.

PLAIN. furnished room in German family, near Dlive and Grand; \$5 a month. L 286, Republic.

ROOM and light breakfast, not very expensive must be west of Grand ave.; give particulars; references. D 289, Republic.

TWO nicely furnished connected front rooms, with good board; lawn and shade; convenient to Olive or Suburban cars. Address Room 39 Wellington Hotel.

UNFURNISHED back room for housekeeping of lady, employed; please state price. P 283, Republic.

HOUSES, ROOMS, ETC., WANTED.

TO lease unfurnished house of about twelve rooms, between Pine and Washington, west of Boyle, B 289, Republic.

FURNISHED HOUSES AND FLATS FOR RENT.

FISHER

PRICES CUT 33%. 6036 Cates,

Lot 50x157; shade and flowers; 8 rooms; modern; buff brick; perfect order.

5347 Bartmer,

\$7,200 Lot 50x170; elegant shade, 11 trees in back yard; 10 rooms; modern; harawood floors; perfect order.

One-Sixth Cash, balance two or three thousand years. Both onen for inspection.

FISHER & CO.

PRICE CUT FROM \$5,500 TO \$4,000.

For quick sale owner of 4973 Lotus avenue, lot 40x140, 7 rooms, modern, large unfinished attic, has instructed us to sell for \$4,000.

FISHER & CO.

ROOMS WITH BOARD. Three Lines for Five Cents. Each Additional Line Five Cents Extra.

LUCAS Ave., 3437—Nicely furnished second-floor front and other rooms; first-class table board; all home conveniences. all home conveniences.

LUCAS Ave., 2223—Nicely furnished from room, with board; for two; southern exposure modern conveniences; reasonable.

LUCAS Ave. \$414-Nicely furnished second-story front, suitable for two gentlemen or two ladies employed; board optional; every conveni-LUCAS Ave., \$459-Nicely furnished second-story front, with alcove; southern exposure; also large connecting room; can accommodate a few day boarders; choice table.

McPHERSON Ave., 4055-69—Handsome front and south rooms; first-class board and service; all conveniences; reasonable. and south posses, reasonable.

McPHERSON Ave., 4245 — Second-story front room and board; southern exposure; private family; first-class accommodations. McPHERSON Ave. 4053—Second-story front southern exposure; elegantly furnished; hot bath no other boarders; reasonable terms to gentlemen

MISSOURI Ave., 1515, Opposite Lafayette Park-Handsomely furnished room, with board. MORGAN St., 3434-Elegantly furnished room, MORGAN St., 4323- The Sherwood'-Rooms and board; family hotel; telephone Kin. C 1173. MORGAN St., 4112-Two nicely furnished MORGAN St., 3204-Nicely furnished rooms,

MORGAN St., 4008-Pleasant rooms and board for two; single beds if desired; porches and large lawn; lovely home for summer; parties employed; references exchanged.

PINE St. 2911-Nicely furnished, airy rooms on second floor; also third-story front room, with or without board; bath; all conveniences. PINE St., \$229-Elegantly furnished front and connecting room; also beautiful unfurnished room; first-class board; bath; all conveniences. PINE St. 2731—Beautiful, large, airy front room for man and wife or gentlemen; good board; southern exposure; bath; quiet neighbor-hood; reasonable.

SPRING Ave., 518 N.—Connecting and single second-floor well-furnished rooms, with good board, from July 1. WASHINGTON Ave., 3546-Cool rooms and WASHINGTON Ave., 2929—Newly furnisher WASHINGTON Ave., 3415 - Nicely furnished front room; first-class table board; home cooking, all conveniences. WASHINGTON Boulevard, 4111 — Nicely furnished second-floor room; all conveniences; first-class board; private family.

WASHINGTON Boulevard, 2836—Nicely furnished second-floor front room; private family; all conveniences; reasonable.

WASHINGTON Boulevard, 2905—Elegant front room; southern exposure; also adjoining room, with board; private family; reasonable. WASHINGTON Ave., 3406—Large second-story front room; suitable for three or four gentlemen; with good board; vary reasonable; other rooms. WASHINGTON Boulevard, 2005 Large front foom; southern exposure; elegant table board; all conveniences; two gentlemen or couple; 55 per week.

WASHINGTON Ave., \$101. "The Alta Vista"— Elegantly furnished rooms; nice location; hot bath; modern house; breakfast if desired; all ac-commodations. WEST BELLE Place, diff-Pleamnt second-story front room, furnished or unfurnished; with good board. WEST BELLE Place, 443 Elegant second rooms; front and southern exposure; single en suite; with or without board; for gents. WEST PINE Boulevard, 250-Nice large second-story front room, furnished or unfurnished; first-class board; bath; also day board.

WESTMINETER CLIC Two connecting room

FOR Sale or Exchange-Eight-room house and lot, 1240 Leffingwell ave., near Dickson st.; in good order. L 287, Republic. ROOMMATE WANTED-Young man desires roommate; pleasant room; good board; private family. 2884 Delmar.

GRAVOIS Ave., 2607—Bargain; elegant residence, nine rooms; all improvements; tresco reception hall; pariors, music-room, dining-room; lot 30x135; \$3,500, or 50-foot lot at \$6,000. MUST sell; two-story brick house; lot 25x1074; rents for \$25 a month; price \$2,000; must leave city. 4114 Washington place. Inquire 1220 N. Grand ave. J. Platt.

RUTGER St., 2320-Fine 6-room frame house and fine stable; all improvements made; lot 50x 126.6; \$2.500 cash or \$2,700 terms to suit. \$3,90) will buy \$5,000 eight-room house, 126 Leftingwell ave., near Dickson st.; will take lot in trade. M 287, Republic.

LOOKING FOR A NICE HOME. AT COST-YOU CAN HAVE IT.

OLIVE STREET PROPERTY AT A SACRIFICE. A valuable corner on Olive street, near Grand avenue, five stores and flats, containing 25 rooms, only \$35,000. Call and look at it. The best investment in the city. Close to World's Fair site. P. T. MADDEN, 2500 Easton ave.

WANT TO MAKE SOME MONEY? I can sell you lot 150x120 feet, on the north side of Kennerly ave., 210 feet east of Hodiamont ave., in "Mount Auburn," at \$10 a foot. This property is situated six blocks north of Easton

ON MONTHLY PAYMENTS.

Washington Ave. Houses FOR SALE.

Iwo new and beautiful 10-room dwellings, just being finished, and containing all the improvements and luxuries that modern architecture could suggest, and for the location and the class of buildings they are certainly the cheapest houses in the city; 300 feet east of king's highway. My price is \$3,000.

Also, two elegant new modern 14-room houses on south side Washington ave., 220 feet west of Lake ave.; price \$16,000.

Lake ave.; price \$16,000.

Not Far From World's Fair Site. I wish you would look at northwest corner of Ecoff and Bleeck aves.; sultable for any kind of business; two large stores and two three-room fats; will sell for \$5,000; will take \$1,000 improved or vacant lots in city or county as part payment; take Benton car on Suburban line; get off at Ecoff; walk two blocks south.

CHAS. F. VOGEL, 624 Chestnut st.

\$1,475 FOR SALE-LARGE 5-ROOM FRAME HOUSE

One block north of Page boulevard and Chamberiain Park and two blocks west of Balt avenue, one-half block north of "Montelair." IND Burd avenue, between Minerva and Hidge avenues, a two-story slate-root bright residence, containing night rooms, bathroom, reception hall, cemented laurdry and cellar. House is elegantly decorated and everything is in first-class condition; be for 15 feet. You will find this a very nice, confortable house. Price 3.6% a two houses.

Well Situated Property.

A House advertised by us Sunday has gone up in price \$1,000 since then. This is significant. Buy now.

BERLIN AVE. and EVCLID. McPHERSON and LAKE. Here is a nice apartment house site;

southeast corner, 150x215. Price for the lot, \$23,000.

KINGSBURY PLACE.

Choice lots on Waterman and De Giverville aves., lots of ground for apartments, hotels, etc. We are agents for this property.

ADJACENT TO GROUNDS.

Delmar ave., between King's Highway and Union; lot 713x140 feet. Per foot, \$80.00.

DELMAR AVE. Just 337 feet west of Lake ave.; lot 50x147.6. Per foot, \$30.00.

Fine lot, 233x185-a splendid investment-perfect location for moneymaking building. See us for prices,

OVERLOOKING SITE.

Delmar ave., between King's Highway and Union; lot 713x140 feet. Don't mlss this. Per foot, \$80.00.

AN ENTIRE BLOCK

Between Page and Minerva, Hamilton and Hodiamont (being all of city block No. 3834, except small tract previously sold). Here is a perfect location for World's Fair Hotelcombining beauty with convenience.

MERCANTILE TRUST CO.,

EIGHTH AND LOCUST STREETS.

% COST. \$4,500.

½ COST. \$3,700.

1826 LA SALLE. | 11 SPRING AVE. (Near Pine.) A splendid home; 8 rooms; hot water heat; good as new; attractive surroundings; look for yourself.

Ten-room stone front; lot 29x130; just vacated; rents at \$40 per month.

FISHER & CO.



investigating these rare offer-The opportunity of a lifetime.

FOR SALE:

25 or 50 Acres West of Forest Park, Commencing at Skinker Read, South of

51 Acres West of Forest Park, just West of Washington University. 42 Acres West of Forest Park, just West of Washington University.

10 Acres on the Southwest Corner of Skinker Road and Delmar Boulevard. 25 Acres South Side Delmar Boulevard, West of Skinker Road. ALL OF ABOVE PROPERTY RIPE FOR SUBDIVISION.

CORNERS WILL BE IN DEMA Here Are a Few of Those We Have:

Northeast Corner Washington and Euclid Avenues. Northwest Corner Whittier and McPherson. Southeast Corner McPherson and Newstend. Northwest Corner Berlin and Taylor.

Southwest Corner Westminster and King's Highway Northwest Corner Delmar and Academy.

Northwest Corner Delmar and Clarendon. Northwest Corner Delmar and Walton. Southwest Corner Cabanne Pince and Union Boulevard.

310 feet on Cabanne by 214 feet on Union—ans of the finest locati
house in the city.

Delmar Boulevard, Between Goodfellow and Hamilton, Maryland Avenue, North Side, Between Boyle Avenue and Euclis Avenue.

Business Corner on Washington Avenue.

Business Corner on Washington Avenue.

5722 Clemens Avenue. Near the Park.
Lovely 10-room detached residence, finished in hardwood-lot thriff-a bargain.

See those lovely 9-room houses that are now being completed. Nothing to speed them to the 5530 Von Versen Avenue. Near the Park.

3832 Washington Avenue. Cost \$21,000, now \$15,000—fine location for doctor.

4200 Washington Boulevard.

Lovely 12-room house, corner Whittien. Owner a non-resident. Eays sell at snot and fact.

Fefuse reasonable offer.

12 Per Cent Investment.
We have some beautiful new flats, well rented. On Delmar Boulevard, East of Union; Corner Van Versen and Man

and 5451-53 Vernon Avenue.

Which we can sell on a 12 per cent basis, or will trade for vacant.

Will buy a good 6-room house in good neighborhood; street, sewers and all shapes Lot South Side West Pine, East of Boyle.

NICHOLLS-RITTER REALTY AND FINANCIAL CO.; 713 CHESTNUT STREET.

You can purchase premises No. 224 Hickory street, between Miscouri and Jefferson avenues, for \$6,000. This is \$1,000 less than the owner has been holding same at. A double two-story brick dwelling, with twelve rooms, and a large two-story frame residence, containing nine rooms, bathroom, laundry and cellar. Lot \$0x15 feet. The reason that you can buy this property at such a low figure is that the owner is very anxious to leave the city. Here is a big hargain for some one. The rents at present are very low and there will be no trouble in getting at least \$55 a month for same.

CHAS, F. VOGEL, \$24 Chestnut st.

UNIMPROVED CITY PROPERTY FOR SALE. LEE Ave., 4251—One and a half story five-room frame; lot 25x155; terms to suit; price 31,250. Strodtman & Strodtman, 2617 N. Broadway. WELLS Ave., South Side-Choice lot, 85x216; 149 feet east of Union ave.; just the lot for builder. T. J. Flahive, 2514 Cass ave.

TUXEDO PARK TO-DAY! Lots \$1.00 to \$9.00 Per Foot.

SALESMEN ON THE GROUND LINCOLN TRUST CO., Seventh and Chestnut Streets.

CHOUTEAU PLACE. LOTS FROM \$450 UP.

ninutes from downtown district. All provements made.

s on grounds, corner Vandeventer and Louis avenues.

REAL ESTATE AT AUCTION. Commissioner's Sale

Franklin Ave.

Sixteenth St.

Lot 50.10x155.3. Nos. 1533-35-37 Franklin Ave. and Nog. 906-19-12-14 N. 16th St.,

Monthly Rental, \$219. ALSO 100x135 Cor. Second & Chippewa Sts.

AT AUCTION. At East Front Door, Court House,

Saturday, July 6. Sale subject to approval of Circuit Court.

H. L. Sutton, | Thos. B. Hervey, Auctioneer.

two years with 6 per cent, or more than 1-1

OLD CLOTHING BOUGHT. ALL kinds of gentlemen's and ladies' clething carpets, bedding, etc.; highest prices paid; call or send postal. W. Kuit, 1426 Franklin are.

HIGHEST cash price paid for ladler and posts. I demen's cast-off clothing. Call or sand posts. I Miller, 405 Walnut at. Kin. A 215. No principal

LAFAYETTE Ave., 2002-Nicely furnished from room, with board; all conveniences; ennount-Lafayette Desty FURNISHED house for the summer. Apply at room, with board; all conveniences; opposite Lafayette Park.

LARGE, nicely furnished front room, with board; southern exposure; large lawn; shade; to gentleman or lady employed, 55 per week; private family; West End, near Grand, G 259, Republic. FURNISHED house in Webster Groves; de-lightfully situated; plenty shade trees; rooms large; modern conveniences. For particulars, X 168, Republic. property is situated six blocks north of Easto ave, and is well worth \$15 a foot; only \$50 cas required. CHAS. F. VOGEL, 624 Chestnut st. OLIVE St., 1316—Front room, with board; mod-ern conveniences; centrally located; visitors and say boarders accommodated; reasonable. PAGE BOULEVARD HOUSE, \$3,000. GARRISON Ave., Cor. Dickson-Handsomely furnished 6-room flat; southern exposure; beauti-tul lawn; janitor; telephones; reasonable to per-manent tenant. OLIVE St., 4265—The Barringer—Up-to-date family hotel; modern appointments; service first class; summer rates very reasonable. 3836 Page boulevard, west of Grand ave.; cost \$4,000. Look at it to-day. CHAS. F. VOGEL 524 Chestnut st. LAWTON Ave., 3421-Neatly furnished second tory front room; scuthern exposure; gas; best OLIVE St., 3702—Handsomely furnished rooms front and southern exposure; detached house first-class board; home cooking; couple or gentle GRAND Ave., 1312B N.—Neatly furnished flat will share with a small family; will rent par \$5.000--Rents \$60 a Month FOR SALE FINE St., 2934-Nicely furnished second-story LAWTON Ave., \$101-Nicely furnished second-story front rooms, for gentlemen or man and wife; very cool; good board; quiet neighborhood; bath; reasonable. MORGAN St., 4068-Nicely furnished flat of hree or more rooms; bath. NICELY furnished six-room flat, with tele-phone. Apply at 5167A Delmar ave. 1452 S. Grand Avenue. LINDELL Boulevard, 3949—Nicely furnished second-story room; southern exposure; with first-PINE St., 3422-Nicely furnished second-story MISSISSIPPI Ave., 1718—Three bright, clean rooms, completely furnished for light housekeeping; half block Lafayette Park; convenient to ront room, with or without meals; hot bath; cool and pleasant surroundings. FOR RENT-APARTMENTS, FLATS. LINDELL, Ave., 3591-Large, cool neatly fur nished room; gas, bath, hot and cold water suso hallroom; board optional.

The ground is worth nearly \$3,000; the house cost \$5,500 to build; will sell for \$6,000 if sold at once. There is only one Grand ave.; \$ rooms, brick front, fine plumbing, modern, handsomely finished in hardwood, hardwood floors, elegant mantels, furnace, cemented cellar, granifold walks; personally imspected and guaranteed as advertised; must be sold at once. You cannot afford to rent when such a rare bargain is offered. ROYAL INVESTMENT COMPANY, Lincoln Trust building. EVANS, 4634; Cousins, 4457 - One, two of three rooms, for colored; now open; \$3.50 each per month. OLIVE St., 3717-Six rooms; two porches; steam heat; hot water; fixtures; \$30 and \$35. SHENANDOAH Ave., 3122-Three-room flat. southern exposure; no children; Washington ave. Compton car passes the door; open.

WEST PINE, 4115-Seven-room flat; screens furrace, janitor service, water free; all conven-tences; rent cheap. NICHOLLS-RITTER, 713 Chesinut. Rent Reduced to \$30.

WEST BELLE, 4219-Finely furnished three of four room flat, complete, kitchen; southern ex-posure; now open for inspection.

3142A Lafsyette Ave. — Compton Heights,
A modern flat, on second floor, of nine rooms,
bathroom, porcelain bath tub, stationary washstand, first-class plumbing, elegant mantels; all
rooms nicely papered and separate laundry and
cellar; all cemented. This flat is without doubt
the cheapest in South St. Louis, and must be
seen to be appreciated. Open for inspection.

CHAS. F. VOGEL, 524 Chestmut st.

2942A Cleveland ave., four rooms and bath; hot water; granitoid laundry; gas fixtures. Otto Weber, 25 De Menil building. TO RENT.

ELEGANT NEW FLAT.

EIGHT AND NINE-ROOM APARTMENTS The finest in the city; we furnish shades, gas and electric fixtures, gas ranges, screens and isnitor; elegant tile and marble bathrooms; hardwood floors, beautiful buffats in dining-rooms, every modern convenience; open every day; see janitor; upper apartment, #25.50; lower apartment, #47.50; references required. Royal Investment Co., Lincoln Trust building.

5176 Kensington Avenue.

LEFFINGWELL Ave., 1210, Near Dickson St.-Modern eight-room house, in fine order; \$25 per month. H 287, Republic. TO LET FOR BUSINESS PURPOSES.

FOR RENT-DWELLINGS.

ENTIRE second floor, with heat and light. Willbrandt, 1997 Olive. SECOND St., 411 and 413 S.—Second floor; pow-er and heat. Apply 411 S. Second st. SPRUCE St., 212 and 214-For light manufactur-ing; power and heat; light on three sides; :2x 125. Apply 411 S. Second st.

FOR RENT-SUBURBAN PROPERTY. NEW, modern dweiling-house, bath, etc., com-pletely furnished, at Webster Groves; very rea-sonable rent to responsible party; golden oppor-tunity. Call at 24 N. Commercial st., city. FARMS FOR SALE.

TWO highly improved farms (adjoining) on eight years' time (a golden opportunity), or will rent for cash rent. J. H. Clarkson, 214 N. Com-mercial st., St. Louis, Mo. IMPROVED CITY PROPERTY FOR ELEVENTH St. 4220 N.-Two-story five-room FACTORY For Sele or Lease, 3110 N. Eleventi St.—Any manufacturing, storage, laundry, with vacant ground; plenty light,

FOR Sale or Exchange 5416 Maple ave : 1 rooms; hardwood floors; reception hall; double pariors; lot 60-foot front; beautiful location; ex-

COND. TO A RIGE NUME.

One that can be bought cheap and on easy terms; 3019 Newstead ave., near St. Louis ave.; a 1½-story brick residence, with 4 rooms, hall, bathroom and a large basement, grantioid; that can be converted into 3 rooms, with very little expense; keys, 3012 Newstead ave. I think this will suit you. Look at it, House is in first-class repair. CHAS. F. VOGEL, 624 Chestnut st.

2834 Utah st., s. e. corner Oregon ave., a one-story brick residence; 4 rooms, basement and cellar; lot 25x100 feet. This property can be pur-chased for the amount of incumbrances thereon; a bargain for some one; only a small amount of cash required. See it. CHAS. F. VOGEL, 624 Chestnut st.

WANT A GOOD BUSINESS CORNER?

Hall, two porches, attle, good cellar; lot Ex 190; street and walks made; a big bargain; must be sold; 20 minutes to Courthouss. T 204, Repub-Nice Cheap West End Home.